



THE FARMHOUSE
AT HIGHFIELD FARM



A GRACIOUS RETURN TO COUNTRY LIFE

Set amidst the rolling contours of South Clifton's Conservation Area, Highfield Farm presents a remarkable fusion of timeless charm and contemporary refinement. A former working farmhouse, now re-imagined with care and craft, it stands as a beautifully balanced home, perfect for those seeking space, character and a considered sense of luxury.

Once the heart of a thriving agricultural estate and the long-standing residence of the Scotts, a respected local farming family, Highfield Farm has been thoughtfully restored to the highest standard.

Today, it offers a lifestyle defined by comfort, light and connection to the land, without compromise on modern-day expectations. Tucked away off High Street, a sweeping gravel driveway introduces the property with grace. To the right, a generous parking area serves the main house, while further along, additional spaces provide flexibility for guests.

From here, a series of winding gravel footpaths guide you through landscaped gardens, carefully planted to provide interest across all seasons. The journey to the front door is one of gentle beauty, with views of flowering borders and architectural foliage at every turn.

Inside, the interiors are both elegant and practical, with a focus on natural light, thoughtful finishes and effortless flow. High-quality materials and bespoke detailing create a warm and welcoming atmosphere, while large windows frame ever-changing views of the gardens and countryside beyond. Highfield Farm is a home designed for everyday enjoyment and exceptional moments alike, where tradition meets a thoroughly modern sensibility.





WELCOME TO HIGHFIELD FARM

Step into the welcoming entrance hall, where limestone flooring is softened by the natural materials of sisal carpeting in other living areas, setting the tone for the impeccable craftsmanship and thoughtful finish found throughout. The Hive-controlled heating system ensures each room is effortlessly comfortable.



On the left, enter into the heart of the home – the magnificent breakfast kitchen where Tedd Todd engineering wood flooring flows underfoot. Bespoke Aisling cabinetry with soft-close magnetic catches and crisp quartz worktops defines this culinary haven, while a fleet of exceptional appliances - including a Miele dishwasher, Beko fridge and freezer, a Perrin & Rowe boiling tap and a Villeroy and Boch sink, blend aesthetic appeal with functionality. The thoughtfully planned, the kitchen also offers space for a Rangemaster oven.





SAVOUR THE MOMENT

Serve up dinner at the substantial coordinating island, providing additional storage and seating, while overlooking the garden, a fitted bench with storage beneath creates an idyllic breakfast nook.

Thoughtfully designed storage also includes a pantry cupboard with fitted spice rack, a breakfast cupboard with integrated Zanussi microwave, and a second walk-in pantry cupboard, with ample shelving tucked beneath the stairs.





LIGHT-FILLED LIVING

Flowing seamlessly from the kitchen, the family garden room is bathed in natural light from its French doors, which open onto a South-Facing patio. Beyond lies one of three distinct garden zones, complete with an outdoor kitchen featuring granite worktops and power for a fridge—ideal for alfresco entertaining. Back indoors, a log burner adds warmth in winter time, making this garden room a perfect space for all seasons.





PRACTICAL SPACES

A discreetly designed utility room with limestone flooring, offers additional storage, with a concealed sink unit, and ample space for coats and dog beds. Meanwhile, the snug serves as a cosy retreat with light infusing windows to two sides alongside a log burner, perfect for winter evenings.





EXPLORE MORE UPSTAIRS

Upstairs, arrive at the first bedroom, a spacious and serene sanctuary, offering room for a super-king-size bed and wardrobes. Across the landing, a second bright bedroom features a quaint cubby over the stairs – an enchanting hideaway nook for children.





SOAK & SLEEP

Refresh and revive in the spa-inspired bathroom; a masterpiece of elegance, with sage green walls, wood-effect porcelain tiles, a marble-tiled double walk-in shower, an indulgent rolltop clawfoot bath, Neptune double wash basin vanity unit and a WC.

Currently serving as a dressing room, brimming with deep built-in wardrobes, the final room on this floor could easily be re-imagined as a third double bedroom, nursery or study.





ROOM FOR THE FAMILY

Returning to the ground floor, a separate guest wing can be found to the right of the entrance hall. A stylish shower room features ocean toned blue-green metro tiles, a large rainfall shower, vanity unit wash basin and a WC.

Back in the entrance hall, a concealed laundry area houses a washer-dryer and storage, for a seamless, clutter-free finish, whilst at the end of the hall on the right, a private fourth bedroom overlooks the walled garden, providing a peaceful retreat.





YOUR OWN OUTDOOR OASIS

Explore The Farmhouse's 0.35-acres of gardens, a journey of discovery taking the form of a trio of enchanting outdoor 'rooms'.

To the front, mature lawns and shrubs provide a buffer of green from the street at the front, whilst the side garden, accessible from the utility room, is hedged and fenced, featuring a timber framed garden room currently serving as a home gym and served by power and lighting.

For those who love to entertain, the outdoor kitchen in this sublime South-facing garden is a masterpiece of design and functionality. Nestled within the rear garden's secluded entertaining area, it features sleek granite worktops, ample preparation space and integrated power for a fridge – for when you want to keep the champagne on ice.

Whether hosting summer gatherings under the open sky or enjoying quiet alfresco suppers as the sun sets, this elegantly designed garden is a natural highlight of the home, whilst the seamless connection between the kitchen, garden and patio creates an exceptional flow, for indoor outdoor living in the summer months.





OUT & ABOUT

Nestled in the idyllic village of South Clifton, a Conservation Area enveloped by open fields, walks abound on the doorstep. Stunning strolls await, leading to the Fledborough Viaduct, part of the national cycleway, connecting to the River Trent, to form a 6 km circular route.

Families are well served by local schools including North Clifton Primary School, a feeder for Tuxford Academy, as well as well-regarded schools in Newark and Lincoln.

Dine out at the nearby Bottle & Glass pub in Harby, serving up what many locals claim to be 'the best roast dinner in the world', while The White Hart at South Scarle, and Doddington Hall's café offer further culinary delights.

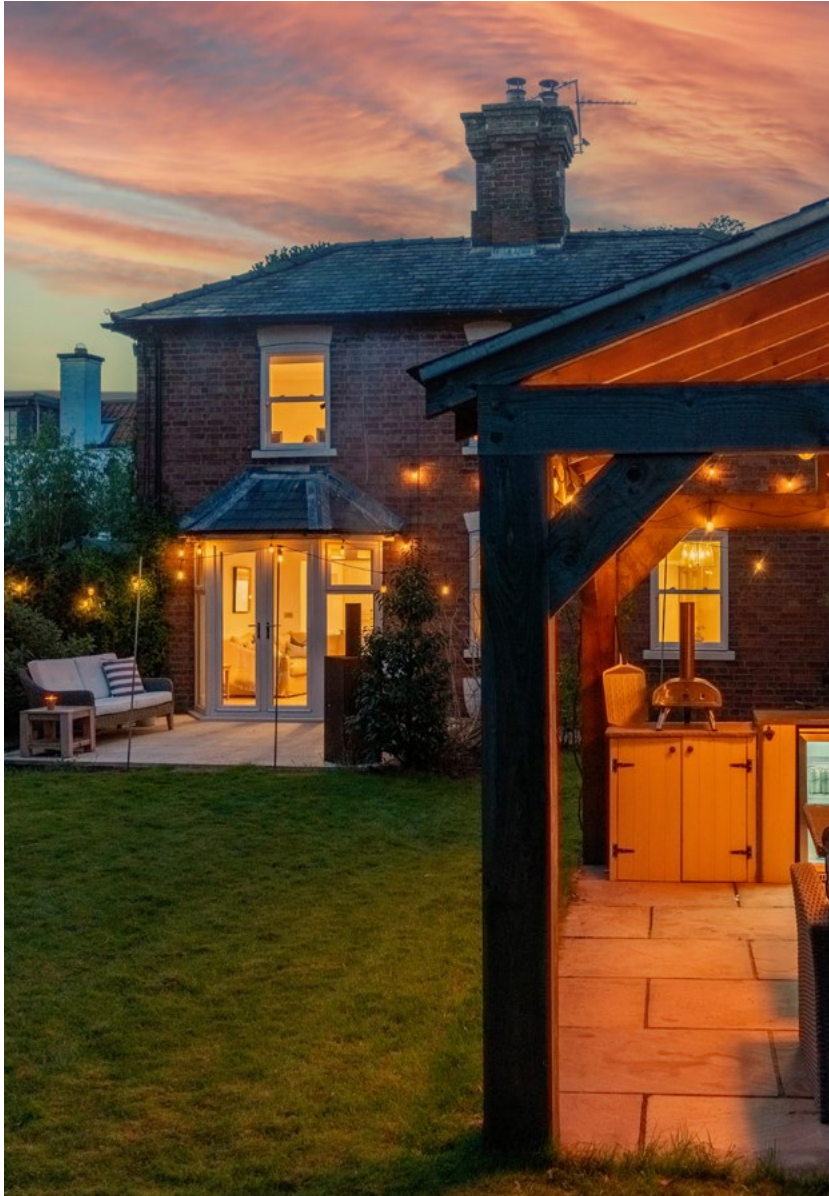
Community life thrives with bar nights at the sports pavilion, a village playground and a local cinema. Colingham, a short 10-minute drive offers all the desired amenities; medical centre and dispensary, dentist, Post Office, butchers, hair salons, take aways and convenience stores. Larger supermarkets in Lincoln, Newark and Retford as close as just 15-20 minutes away.

Commuting from Highfield Farm is effortless, with the A57 and A1 within easy reach, while trains from Collingham link to the East Coast Main Line at Newark, providing direct services to London King's Cross in approximately 1 hour 20 minutes.

Warm, bright, and beautifully energy efficient, The Barn at Highfield Farm is an extraordinary home where heritage and modernity exist in perfect harmony.

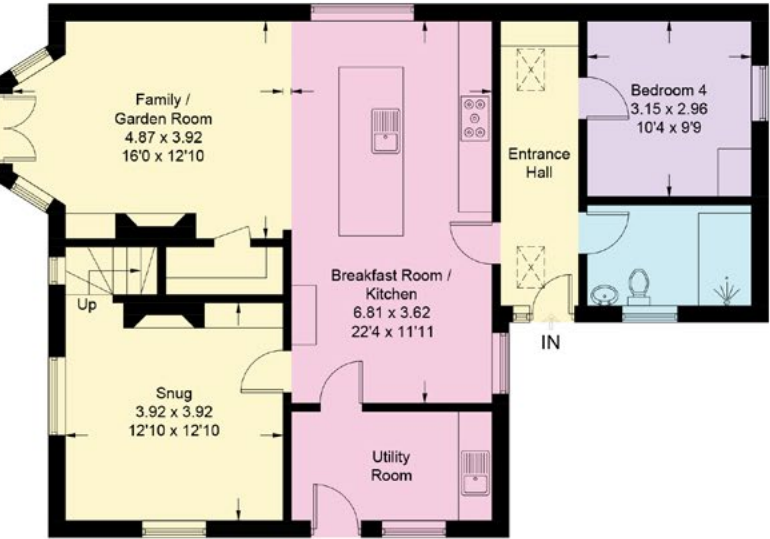
An invitation to a life of quiet luxury, in one of Nottinghamshire's most idyllic settings, and overflowing with potential to shape your way of multi-generational living, Highfield Farm awaits.



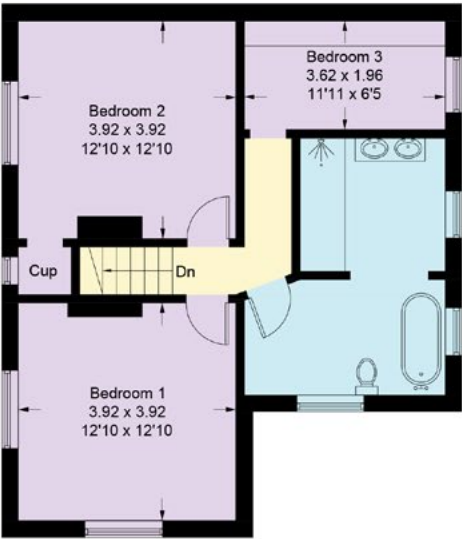


FLOOR PLAN - HIGHFIELD FARM

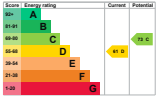
Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

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Presented By

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